

2012 Steuben County Property Tax Report with Comparison to 2011

Legislative Services Agency

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This report describes property tax changes in Steuben County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Steuben County the average tax bill for all taxpayers increased by 3.3%. This tax bill rise was mainly the result of a 3.9% increase in the tax levy of all local government units. Certified net assessed value fell 1.4%. Agricultural assessments increased. All other property categories saw assessment decreases, which may have been a legacy of the recession. An increase in levies and a fall in net assessments caused tax rates to rise in most Steuben County tax districts. This resulted in a slight 0.1% increase in tax cap credits as a percentage of the levy.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	3.3%	\$34,191,281	\$2,930,513,982	0.3%
Change		3.9%	-1.4%	0.1%
2011	2.3%	\$32,902,416	\$2,972,982,907	0.2%

Homestead Property Taxes

Homestead property taxes increased 1.8% on average in Steuben County in 2012. Tax rates in almost all Steuben County tax districts increased, and the county average tax rate rose 5.4%. The percentage of Steuben County homesteads at their tax caps increased, from 3.3% in 2011 to 4.0% in 2012. This helped hold the homestead tax increase below the rate increase. Steuben County's local homestead credit rate was nearly unchanged.

Net Tax Bill Changes - All Property Types

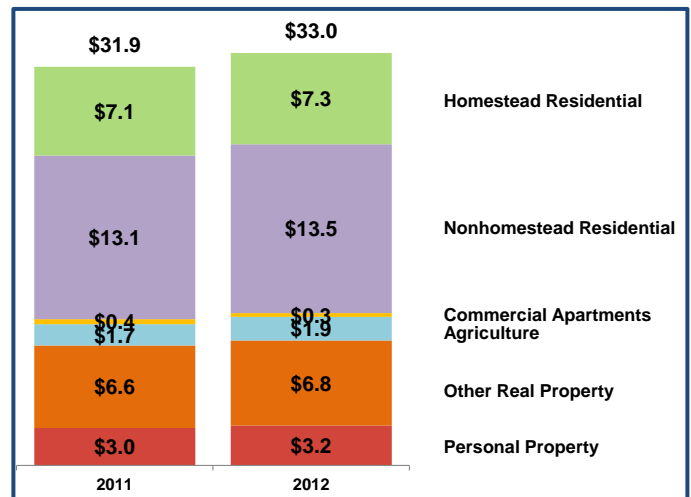
Steuben County's net property taxes were spread among nonhomestead residential property owners (mainly small rentals and second homes), business owners (other real and personal property), and homeowners. Net tax bills for all taxpayers increased 3.3% in Steuben County in 2012. Net taxes were especially higher for agriculture and were higher for homesteads, nonhomestead residential property, and business property. Taxes were lower for commercial apartments.

Comparable Homestead Property Tax Changes in Steuben County

	2011 to 2012	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	8,572	68.6%
No Change	516	4.1%
Lower Tax Bill	3,413	27.3%
Average Change in Tax Bill	1.8%	
Detailed Change in Tax Bill		
20% or More	558	4.5%
10% to 19%	1,969	15.8%
1% to 9%	6,045	48.4%
0%	516	4.1%
-1% to -9%	1,839	14.7%
-10% to -19%	848	6.8%
-20% or More	726	5.8%
Total	12,501	100.0%

Note: Percentages may not total due to rounding.

Comparison of Net Property Tax by Property Type (In Millions)



Tax Rates, Levies, and Assessed Values

Property tax rates increased in almost all Steuben County tax districts. The average tax rate rose by 5.4%, because of a levy increase and a net assessed value decrease.

Levies in Steuben County increased by 3.9%. The largest levy increase was in the county unit, due to increases in the cumulative capital development and general funds. The Steuben County School Corporation saw decreases in its bus replacement and school pension debt funds.

Steuben County's total net assessed value decreased 2.1% in 2012. Agricultural net assessments rose 10.3%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from \$1,290 to \$1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 2.9%. This decline may be a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	\$1,582,048,128	\$1,540,112,692	-2.7%	\$761,839,763	\$734,839,354	-3.5%
Other Residential	1,422,378,869	1,373,003,335	-3.5%	1,420,716,637	1,370,747,747	-3.5%
Ag Business/Land	190,415,973	210,240,774	10.4%	190,279,413	209,940,740	10.3%
Business Real/Personal	798,222,984	788,081,487	-1.3%	649,073,001	643,058,251	-0.9%
Total	\$3,993,065,954	\$3,911,438,288	-2.0%	\$3,021,908,814	\$2,958,586,092	-2.1%

Net AV equals Gross AV less deductions and exemptions • Tax rates are calculated on Net AV • Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Steuben County were \$115,640, or 0.3% of the levy. This was much less than the state average percentage of the levy of 9.2% and less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Steuben County's tax rates were much less than the state average.

About two-thirds of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 1% homestead category. The largest percentage losses were in the town of Ashley and the DeKalb County School Corporation, which includes some territory in Steuben County. The tax rate was above \$2 per \$100 assessed value in the district that includes these units. The largest dollar losses were in the city of Angola and the Steuben School Corporation.

Tax cap credits increased in Steuben County in 2012 by \$47,943, or 70.8%. The percentage of the levy lost to credits rose by 0.1%. There were no major changes in state policy to affect tax cap credits in 2012. Steuben County credits increased mainly because most district tax rates increased.

Tax Cap Category	2011	2012	Difference	% Change
1%	\$20,474	\$27,702	\$7,228	35.3%
2%	36,517	77,322	40,805	111.7%
3%	0	0	0	0.0%
Elderly	10,706	10,617	-89	-0.8%
Total	\$67,697	\$115,640	\$47,943	70.8%
% of Levy	0.2%	0.3%		0.1%

Steuben County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change			
						2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	52,637,845	33,190,656	32,689,385	32,902,416	34,191,281	-36.9%	-1.5%	0.7%	3.9%
State Unit	78,503	0	0	0	0	-100.0%			
Steuben County	8,520,852	6,643,261	6,310,363	6,846,780	7,519,699	-22.0%	-5.0%	8.5%	9.8%
Clear Lake Township	39,698	34,740	36,132	36,550	38,037	-12.5%	4.0%	1.2%	4.1%
Fremont Township	28,245	29,663	30,546	30,837	30,758	5.0%	3.0%	1.0%	-0.3%
Jackson Township	35,043	36,091	37,431	37,893	39,151	3.0%	3.7%	1.2%	3.3%
Jamestown Township	62,051	231,066	233,898	239,921	246,558	272.4%	1.2%	2.6%	2.8%
Millgrove Township	42,146	43,847	45,037	45,582	46,824	4.0%	2.7%	1.2%	2.7%
Otsego Township	59,036	60,486	61,784	61,829	63,724	2.5%	2.1%	0.1%	3.1%
Pleasant Township	533,127	553,103	570,463	582,518	601,352	3.7%	3.1%	2.1%	3.2%
Richland Township	27,810	28,220	29,077	29,622	30,435	1.5%	3.0%	1.9%	2.7%
Salem Township	48,578	50,375	51,945	52,538	54,302	3.7%	3.1%	1.1%	3.4%
Scott Township	15,113	15,708	16,246	16,379	16,949	3.9%	3.4%	0.8%	3.5%
Steuben Township	62,351	61,999	63,048	63,433	64,936	-0.6%	1.7%	0.6%	2.4%
York Township	15,236	16,009	16,709	16,930	17,526	5.1%	4.4%	1.3%	3.5%
Angola Civil City	3,755,352	3,811,296	4,093,488	4,244,089	4,374,099	1.5%	7.4%	3.7%	3.1%
Ashley Civil Town	101,052	95,267	95,407	83,914	112,425	-5.7%	0.1%	-12.0%	34.0%
Clearlake Civil Town	269,412	292,939	298,729	299,056	294,501	8.7%	2.0%	0.1%	-1.5%
Fremont Civil Town	694,852	715,904	733,975	737,494	767,485	3.0%	2.5%	0.5%	4.1%
Hamilton Civil Town	677,325	702,965	666,215	644,558	737,100	3.8%	-5.2%	-3.3%	14.4%
Hudson Civil Town	103,536	108,919	110,115	112,378	115,931	5.2%	1.1%	2.1%	3.2%
Orland Civil Town	115,926	122,364	127,502	129,724	133,678	5.6%	4.2%	1.7%	3.0%
DeKalb County Central United School Corp	140,029	77,408	80,555	82,562	99,590	-44.7%	4.1%	2.5%	20.6%
Prairie Heights Community School Corp	5,028,476	2,718,136	2,464,415	2,136,171	2,149,572	-45.9%	-9.3%	-13.3%	0.6%
Fremont Community School Corp	9,874,583	4,637,363	4,498,224	4,178,070	4,398,500	-53.0%	-3.0%	-7.1%	5.3%
Hamilton Community School Corp	2,826,584	1,162,037	970,576	1,080,263	1,254,153	-58.9%	-16.5%	11.3%	16.1%
M.S.D. Steuben County School Corp	17,993,406	9,416,888	9,489,930	9,491,000	9,374,008	-47.7%	0.8%	0.0%	-1.2%
Carnegie Pub Lib of Steuben County	579,607	600,914	606,152	608,839	634,257	3.7%	0.9%	0.4%	4.2%
Fremont Public Library	607,377	617,630	635,297	643,633	627,000	1.7%	2.9%	1.3%	-2.6%
Northeast Indiana Solid Waste Management	294,386	298,404	316,126	344,866	348,731	1.4%	5.9%	9.1%	1.1%
Hudson Redevelopment Commission	8,153	7,654	0	24,987	0	-6.1%	-100.0%		-100.0%

Steuben County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates						Net Tax Rate, Homesteads
			LOIT PTRC	COIT	CEDIT	CEDIT	LOIT	LOIT	
				Homestead	Homestead	Residential	Homestead	Residential	
76001	Clear Lake Township	0.7989	3.7528%	--	3.0088%	--	--	--	0.7449
76002	Clear Lake Town	0.8507	3.7528%	--	3.0088%	--	--	--	0.7932
76004	Fremont Town	1.4450	3.7528%	--	3.0088%	--	--	--	1.3473
76005	Jackson Township	0.8516	3.7528%	--	3.0088%	--	--	--	0.7940
76006	Jamestown Township	0.7874	3.7528%	--	3.0088%	--	--	--	0.7342
76007	Millgrove Township	0.8574	3.7528%	--	3.0088%	--	--	--	0.7994
76008	Orland Town	1.6979	3.7528%	--	3.0088%	--	--	--	1.5831
76009	Otsego Township	0.7610	3.7528%	--	3.0088%	--	--	--	0.7095
76010	Hamilton Town	1.1418	3.7528%	--	3.0088%	--	--	--	1.0646
76011	Pleasant Township	1.2063	3.7528%	--	3.0088%	--	--	--	1.1247
76012	Angola City	2.1653	3.7528%	--	3.0088%	--	--	--	2.0189
76013	Richland Township	0.8526	3.7528%	--	3.0088%	--	--	--	0.7950
76014	Salem Township	0.8673	3.7528%	--	3.0088%	--	--	--	0.8087
76015	Hudson Town-Salem Township	1.4978	3.7528%	--	3.0088%	--	--	--	1.3965
76016	Scott Township	1.0849	3.7528%	--	3.0088%	--	--	--	1.0115
76017	Steuben Township	1.1205	3.7528%	--	3.0088%	--	--	--	1.0447
76018	Ashley Town	2.5822	3.7528%	--	3.0088%	--	--	--	2.4076
76019	Hudson Town-Steuben Township	1.7262	3.7528%	--	3.0088%	--	--	--	1.6095
76021	York Township	1.1689	3.7528%	--	3.0088%	--	--	--	1.0899
76022	Fremont Township	0.7970	3.7528%	--	3.0088%	--	--	--	0.7431

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Steuben County 2012 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
<i>Non-TIF Total</i>	27,702	76,581	0	10,617	114,900	34,191,281	0.3%
<i>TIF Total</i>	0	740	0	0	740	319,944	0.2%
<i>County Total</i>	27,702	77,322	0	10,617	115,640	34,511,225	0.3%
Steuben County	3,346	8,809	0	1,811	13,966	7,519,699	0.2%
Clear Lake Township	0	0	0	0	0	38,037	0.0%
Fremont Township	0	0	0	10	11	30,758	0.0%
Jackson Township	0	0	0	4	4	39,151	0.0%
Jamestown Township	0	0	0	22	22	246,558	0.0%
Millgrove Township	1	0	0	8	9	46,824	0.0%
Otsego Township	4	0	0	35	39	63,724	0.1%
Pleasant Township	220	515	0	125	860	601,352	0.1%
Richland Township	0	0	0	9	9	30,435	0.0%
Salem Township	2	0	0	12	14	54,302	0.0%
Scott Township	0	0	0	0	0	16,949	0.0%
Steuben Township	8	112	0	15	135	64,936	0.2%
York Township	2	0	0	0	3	17,526	0.0%
Angola Civil City	12,414	29,867	0	2,676	44,957	4,374,099	1.0%
Ashley Civil Town	340	6,543	0	60	6,943	112,425	6.2%
Clearlake Civil Town	0	0	0	0	0	294,501	0.0%
Fremont Civil Town	21	0	0	367	388	767,485	0.1%
Hamilton Civil Town	167	0	0	303	470	737,100	0.1%
Hudson Civil Town	80	0	0	6	86	115,931	0.1%
Orland Civil Town	47	0	0	305	352	133,678	0.3%
DeKalb County Central United School Corp	301	5,796	0	53	6,151	99,590	6.2%
Prairie Heights Community School Corp	74	0	0	471	545	2,149,572	0.0%
Fremont Community School Corp	13	0	0	487	499	4,398,500	0.0%
Hamilton Community School Corp	175	0	0	578	753	1,254,153	0.1%
M.S.D. Steuben County School Corp	9,590	22,760	0	2,893	35,242	9,374,008	0.4%
Carnegie Pub Lib of Steuben County	742	1,769	0	212	2,722	634,257	0.4%
Fremont Public Library	2	0	0	69	71	627,000	0.0%
Northeast Indiana Solid Waste Mgmt Dist	155	409	0	84	648	348,731	0.2%
Hudson Redevelopment Commission	0	0	0	0	0	0	
TIF - Fremont Corp	0	0	0	0	0	169,111	0.0%
TIF - Angola City	0	740	0	0	740	85,285	0.9%
TIF - Hudson-Salem	0	0	0	0	0	41,975	0.0%
TIF - Hudson-Steuben	0	0	0	0	0	23,548	0.0%
TIF - Fremont Township	0	0	0	0	0	24	0.0%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over. The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.